176.0	0009	0009.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	654,400 /	654,400
					USE VALUE:	654,400 /	654,400
					ASSESSED:	654,400 /	654,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PENG YUNSHAN
Owner 2:	YANG LIPING
Owner 3:	
Street 1:	53 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HURLEY MARGARET -
Owner 2:	LIFE ESTATE -
Street 1:	53 WILBUR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,672 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4672.000	262,300		392,100	654,400
Total Card	0.107	262,300		392,100	654,400
Total Parcel	0.107	262,300		392,100	654,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.70 | /Parcel: 378.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119017

GIS Ref

GIS Ref

Insp Date 07/31/18

PREVIOUS ASSESSMENT

Parcel ID 176.0-0009-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,300	0	4,672.	392,100	654,400	654,400	Year End Roll	12/18/2019
2019	101	FV	218,400	0	4,672.	386,500	604,900	604,900	Year End Roll	1/3/2019
2018	101	FV	220,400	0	4,672.	296,900	517,300	517,300	Year End Roll	12/20/2017
2017	101	FV	220,400	0	4,672.	280,100	500,500	500,500	Year End Roll	1/3/2017
2016	101	FV	220,400	0	4,672.	257,700	478,100	478,100	Year End	1/4/2016
2015	101	FV	206,700	0	4,672.	240,900	447,600	447,600	Year End Roll	12/11/2014
2014	101	FV	206,700	0	4,672.	221,800	428,500	428,500	Year End Roll	12/16/2013
2013	101	FV	206,700	0	4,672.	221,800	428,500	428,500		12/13/2012

!13826!

PRINT

Date	Time
12/11/20	03:43:36

LAST REV

Date	Time
08/10/18	10:16:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13826

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURLEY MARGARET	1344-114		9/21/2007		442,000	No	No		
HURLEY JOHN J J	1246-22		11/30/2001	Family	1	No	No		
	667-152		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	119017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2007	960	Re-Roof	5,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	Inspected	CC	Chris C
6/15/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	MLS	MM	Mary M
10/18/2008	Meas/Inspect	197	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
7/22/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4672		Sq. Ft.	Site		0	70.	1.20	6									392,111						392,100	

Total AC/HA: 0.10725 | Total SF/SM: 4672 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,111 | Spl Credit | Total: 392,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	143.168
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322289
Depreciation:	59946
Depreciated Total:	262343

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

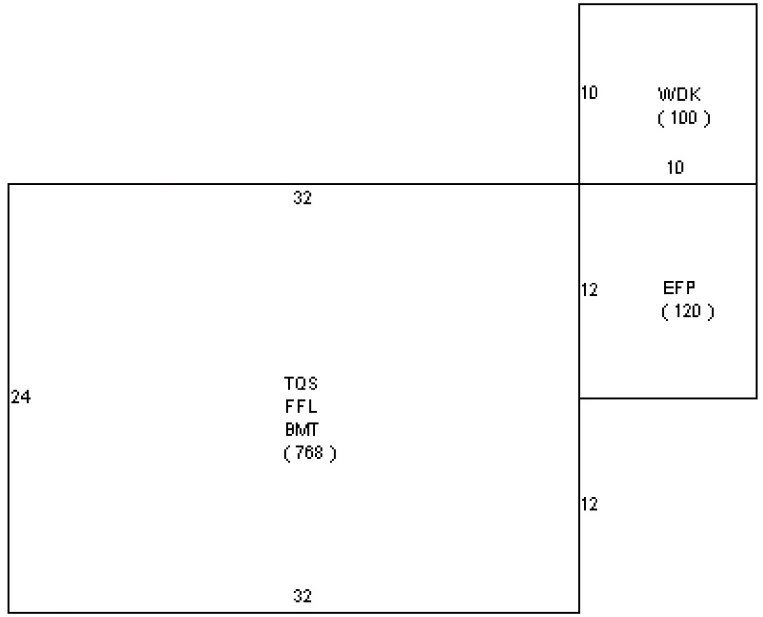
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.17
Special Features:	0	Val/Su Net:	112.48
Final Total:	262300	Val/Su SzAd	195.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	56.910	43,706
FFL	First Floor	768	143.170	109,953
TQS	3/4 Story	576	143.170	82,464
EFP	Enclos Porch	120	50.410	6,049
WDK	Deck	100	16.160	1,616
	Net Sketched Area:	2,332	Total:	243,788
Size Ad	1344	Gross Are	2524	FinArea 1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0009-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: